

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	2	Age:	37
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	180.25	For Tax Year:	2023
View:	No			P.I.D.:	008-028-672

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	90 - Total Units in Strata: 90
# of Fireplaces:	0 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	0.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Fraser Campbell
Complex / Subdiv:	Gateway Gardens
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 16, PLAN NWS2584, PART NE1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Gated Complex,Golf Course Nearby,Private Yard
Features:	Clothes Washer/Dryer,Dishwasher,Oven - Built In,Refrigerator,Security System,Stove,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 8'			
Main	Living Room	14' x 12'			
Main	Dining Room	8'6 x 12'			
Main	Other	12'3 x 8'6			
Main	Primary Bedroom	14' x 12'6			
Main	Bedroom	12' x 11'			

Finished Floor (Main):	1,163 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,163 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,163 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Peaceful,quiet,private,relaxing, bright and comfortable. These are just a few words to describe this well laid out two bedroom two bathroom rancher in the highly desired Gateway Gardens complex. This home is on the quiet side of the complex and has tons of private fenced yard space. It has a sundeck out front facing east for morning sun, two more patios that are covered for shade on the south side of the home with a larger yard space in the back facing west. The floor plan offers large rooms with open concept and has newer hot water tank built in vac, large laundry room with clothes washer dryer, new fridge , stove microwave dishwasher. Hurry and book an showing today. This one won't last